### Darrington Eastlake Commercial Unit Four

City of El Paso — City Plan Commission — 5/17/2018

SUSU18-00032 — Major Combination

STAFF CONTACT: Rick Venegas, (915) 212-1552, rick.venegas@elpasotexas.gov

**PROPERTY OWNER:** Hunt Mission Ridge, LLC

**REPRESENTATIVE:** CEA Group

**LOCATION:** North of I-10 & East of Darrington Road, ETJ

**ACREAGE:** 14.867

VESTED: No

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION N/A

**REQUEST:** 

**RELATED APPLICATIONS:** N/A

PUBLIC INPUT: N/A

**STAFF RECOMMENDATION:** Approval

**SUMMARY OF REQUEST:** The applicant proposes to subdivide 14.867 acres of land into 1 lift station, 2 commercial lots, 14 residential lots, and 1 stormwater pond. Primary access to the proposed subdivision is from Eastlake Boulevard. This subdivision is being reviewed under the current subdivision code.

**SUMMARY OF RECOMMENDATION:** Planning staff recommends **Approval** of Darrington Eastlake Commercial Unit Four on a Major Combination basis.



### RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

**CONSISTENCY WITH PLAN EL PASO:** Subject property is designated G4, Suburban (Walkable).

#### **GOAL 2.1**:

The City of El Paso should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental damage, reduces the need for excessive travel by private automobile, and can be served by public transportation.

#### **GOAL 2.3:**

The City of El Paso wishes to create complete networks of multimodal streets with ample shaded sidewalks and frequent on-street parking.

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POLICY	DOES IT COMPLY?							
Policy 2.1.6: Development is encouraged along existing or planned bicycle networks where additional segments and / or secure bicycle storage can be added to the network.	Yes, the County will be installing a bike and hike and a bike lane network along Eastlake.							
<b>Policy 2.3.2.a:</b> New neighborhood streets should connect to the existing street network in all adjoining areas when practical.	Yes, the proposed subdivision has connectivity from Eastlake Boulevard as well as to the adjacent subdivision to the west.							

**NEIGHBORHOOD CHARACTER:** Subject property is located within the City's extraterritorial jurisdiction; therefore, it is not zoned. The subject property is not in the path of annexation. The subject property is surrounded by residential to the west, and vacant land to the north and east. The nearest park is Horizon Mesa Park (1.8 miles). This property is not located within any Impact Fee Service Areas.

**COMMENT FROM THE PUBLIC:** N/A.

### **STAFF COMMENTS:**

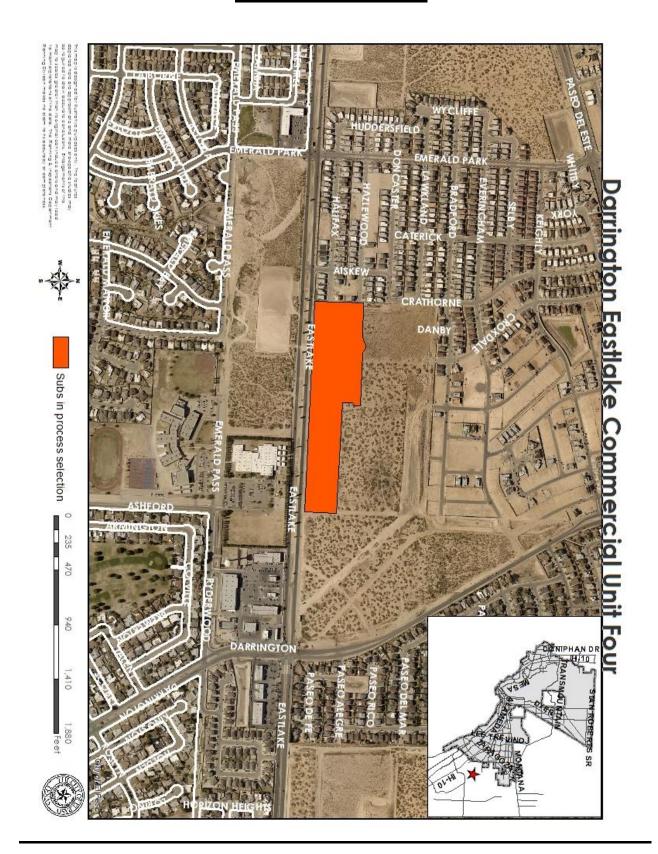
No objections to proposed subdivision. The applicant should address Planning comments (Attachment 5) prior to recording.

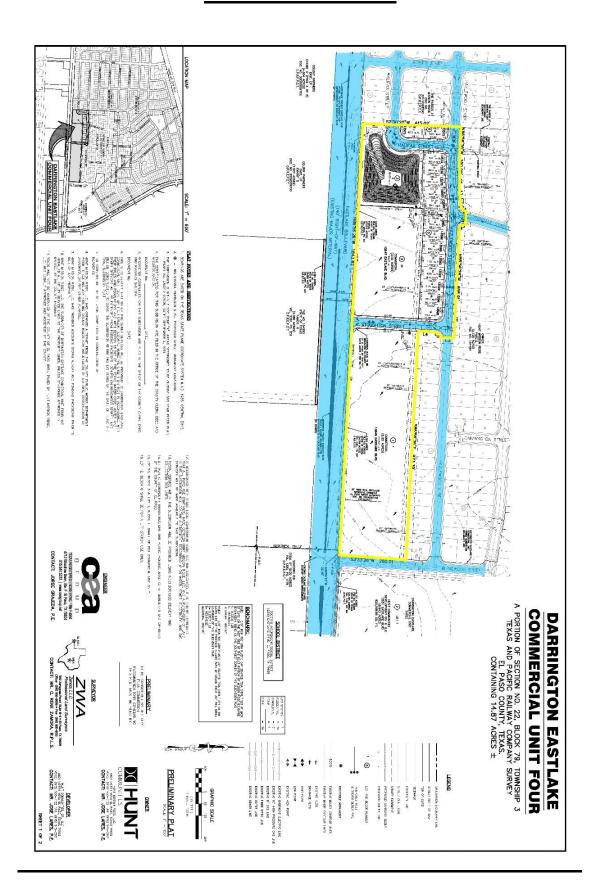
#### **PLAT EXPIRATION:**

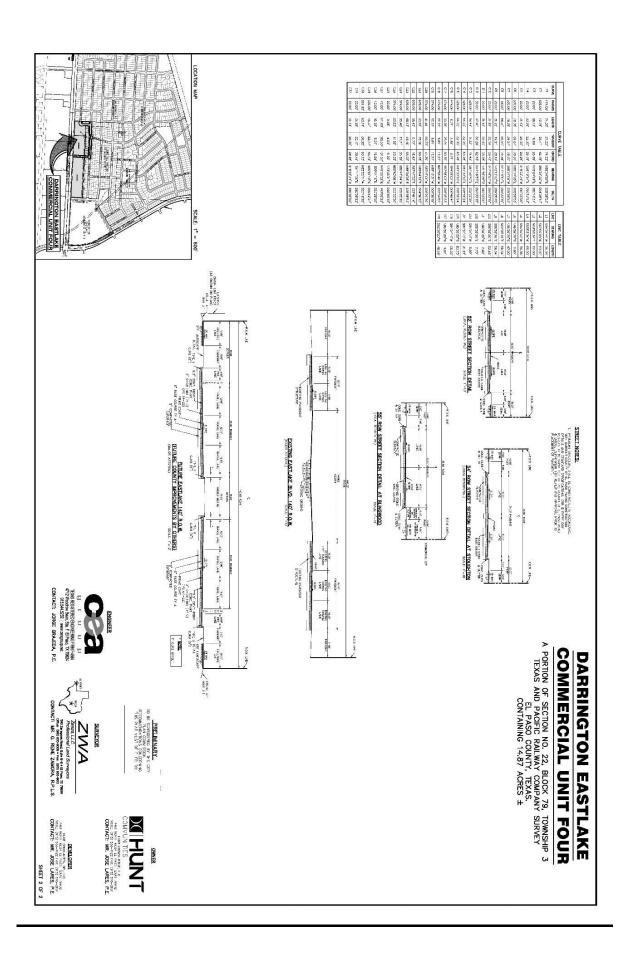
This application will expire on <u>May 17, 2021</u>. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

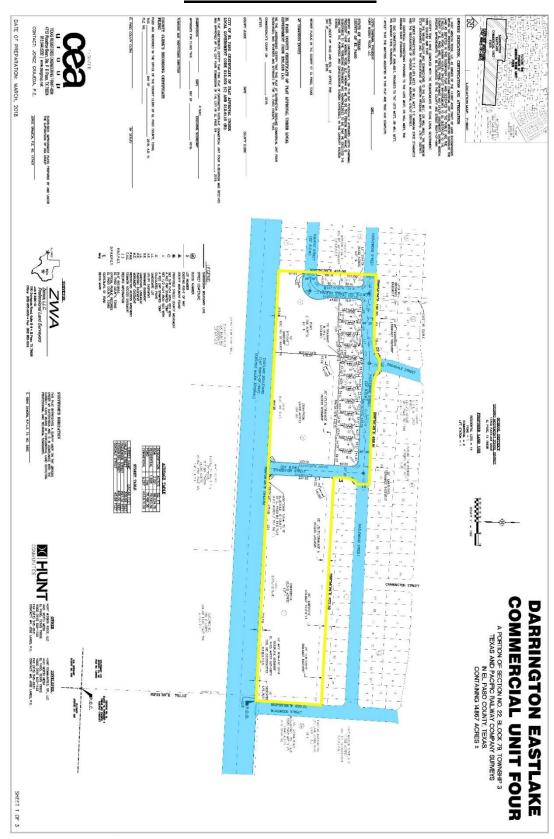
### **ATTACHMENTS:**

- 1. Location Map
- 2. Preliminary Plat
- 3. Final Plat
- 4. Application
- 5. Department Comments









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 THE SUBDIVISION IS MITHIN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAN — PANID, No. 480212 02500, DATED SEPTEMBER 4, 1991. 2 @ - THIS SYMBOL REPRESENTS ALL PROPOSED STREET MONUMENT

RESTRICTIVE COVENANTS FOR THIS SUBDIVISION ARE FILED IN THE OFFICE OF THE COUNTY CLERK, DEED AND RECORDS SECTION.

7. LOT CONVERS WILL BE SET UPON COMPLETION OF CONSTRUCTION OF ROMOTHY'S.

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TEXAS AND PACIFIC PAILWAY COMPANY SURVEYS
IN EL. PASO COUNTY, TEXAS.
CONTAINING 14867 ACRES ±

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Temps, LLC

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DATE OF PREPARATION: MARCH, 2018

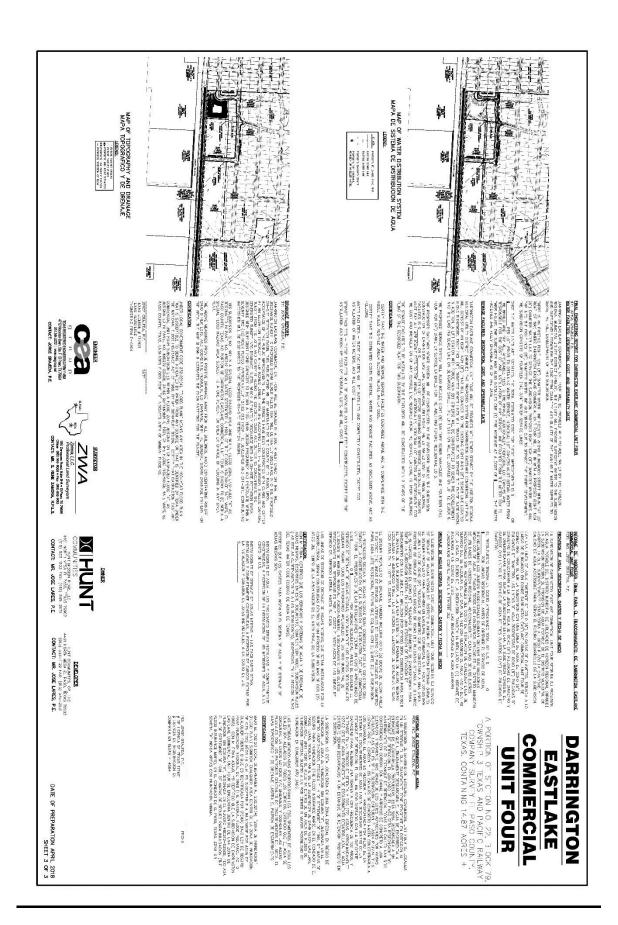
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CONTACT: JORGE GRAJEDA, P.E.

JORGE GRAJEDA, P.E. NO. 117401 SUDDASON INPROVINCY PLANS PREMIED BY AND UNDER THE SUPERMISON OF CEA GROUP

SHEET 2 OF 3

7 SUSU18-00032 5/17/2018





# CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

	DATE: 4/18/18 FILE NO. 505018-00032.								
	SUBDIVISION NAME: Darrington Eastlake Commercial Unit Four								
	Legal description for the area included on this plat (Tract, Block, Grant, etc.)  A Portion of Section No.22, Block 79, Township 3, Texas, and Pacific Railroad Company Surveys in El Paso County.  Texas, Containing 14.87 Acres								
	Property Land Uses:   ACRES   SITES   Single-family   1.761   14   Office   Street & Alley   2.021   3   Apartment   Ponding & Drainage   1.699   1   Institutional   P.U.D.   Other (specify below)   Park   Uth Station   0.122   1   School   Commercial   9.267   2   Total No. Sites   21   Industrial   Total (Gross) Acreage   14.87								
	What is existing zoning of the above described property? <u>ETJ</u> Proposed zoning? <u>ETJ</u>								
ŀ.	Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)?  Yes_x_ No								
i.	What type of utility easements are proposed: Underground Overhead Combination of Both_x								
j.	What type of drainage is proposed? (If applicable, list more than one)  Surface flow to proposed storm sewer infrastructure that will ultimately discharge into a proposed on-site pond.								
7.	Are special public improvements proposed in connection with development? Yes Nox								
8. 9.	Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes <u>x</u> No  If answer is "Yes", please explain the nature of the modification or exception  Modification request on a 54' right-of-way, with (2) 5' parkways, (2) 5' sidewalk and 34' pavement,  Modification request on a 52' right-of-way, with (2) 5' parkways, (2) 5' sidewalk and 32' pavement & Modification to block perime  Remarks and/or explanation of special circumstances:								
10.	Improvement Plans submitted? Yes X No								
11.	Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes Nox								
	If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights								
	City Development Department 811 Texas I.P.O. Box 1890   El Paso, Texas 79950-1890 (915) 212-0085								

Owner of record	Hunt Mission Ridge, LLC	4401 North Mesa 79902	915-533-1122					
	(Name & Address)	(Zip)	(Phone)					
Developer	Hunt Cummunities, GP. LLC.	4401 North Mess 79902	915-533-1122					
	(Name & Address)	(Zip)	(Phone)					
Engineer	CEA Group	4 712 Woodrow Bean, Ste. F 79924	915-644-5232					
	(Name & Address)							
Technology fee h	as been added to all	OWNER SIGNATURE: PCS.						
	Developer  Engineer *Effective Septen Technology fee h	(Name & Address)  Developer Hunt Cummunities GP LLC. (Name & Address)  Engineer CEA Group	(Name & Address)  Developer Hunt Cummunities GP. LLC. 4401 North Mess 78902 (Name & Address)  Engineer CEA Group 4 712 Woodrow Bean, Ste. F 78924 (Name & Address)  *Effective September 1, 2014, a 3% Technology fee has been added to all					

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department 811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890| (915) 212-0085

### **PLANNING / TRANSPORTATION COMMENTS:**

Developer / Engineer shall address the following comments:

- 1. Submit to the Planning & Inspections Department Planning Division the following prior to recording of the subdivision:
  - a. Current certificate tax certificate(s)
  - b. Current proof of ownership.
  - c. Release of access document, if applicable.
  - d. Set of restrictive covenants, if applicable.
- 2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.
- 3. Provide a centerline length for Stoughton Street.
- 4. Does easement 20140081158 terminate at Stoughton Street or does it extend all the way through to Blingwood Street? Provide clear limits for this easement.
- 5. Provide clear limits for the easement 20000063703.
- 6. Provide clear limits for the 10' dedicated easement at Blingwood Street and Eastlake Boulevard and indicate if will be dedicated through this plat or if it has been dedicated previously.
- 7. Provide an enlarged diagram that more clearly shows the limits of the portion of additional ROW at Stoughton Street and Eastlake Boulevard that will be dedicated as part of this plat.
- 8. Verify street table. Reconcile Croxdale Street on the plat with the Street Table, which shows Coxdale Street as a street in the proposed subdivision.

### LAND DEVELOPMENT:

We have reviewed subject plats and recommend Approval. The Developer / Engineer shall address the following comments:

1: Clarify if 25 foot drainage easement is to be within Lot 11 or 12.

### **CAPITAL IMPROVEMENTS - PARKS:**

We have reviewed Darrington Eastlake Commercial Unit Four, a major combination plat map and on behalf of CID Parks Planning Division we offer Applicant / Engineer the following comments:

Please note that applicant is proposing a Mixed-use development composed of fourteen (14) residential lots and two (2) Commercial lots with a combined area of 9.27-Acres; Per City Standards a total of \$28,450.00 would have been required in the form of "Park fees" however...

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees" as IT IS NOT identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats, Chapter 19.20 - Parks & Open Space as noted below:

Section 19.20.020 - Dedication Required

**A.** Dedication Required. All subdivisions located within the corporate limits of the City of El Paso and within those areas designated in the City's extra territorial jurisdiction (ETJ), as identified on an official map kept in the Development Services Department.

### **EL PASO WATER**

EPWater does not object to this request.

The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ). Property is located within the Horizon Regional MUD service area.

### **CENTRAL APPRAISAL DISTRICT**

Please address comments from El Paso Central Appraisal District, a hard copy of which was provided to you earlier on May 2, 2018.